



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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August 30, 2011

Matt Acker
Acker Builders, Inc.
101 E. Main St. #2
Waunakee, WI 53597

RE: Approval of the demolition of a single-family home and a conditional use for the construction of a new single-family home on a waterfront property at 4114 Veith Avenue in the R2 (Single-Family Residence) District.

Dear Mr. Acker:

The Plan Commission, meeting in regular session on August 29, 2011 determined that the ordinance standards could be met and **approved** your client's request for a demolition permit and conditional use at 4114 Veith Avenue. In order to receive final approval for the demolition permit and conditional use, the following conditions must be met:

Please contact my office at 266-5974 with questions about the following two (2) items:

1. Final plans submitted for staff review and approval shall include dimensioned elevations with the exterior materials labeled.
2. Final plans submitted for staff review and approval shall include a landscape plan showing the intended location of the three new trees and arbor vitae.

Please contact Janet Dailey, City Engineering, at 261-9688 with questions about the following six (6) items:

3. Provide a site plan showing the existing property lines, right of way and utilities to serve the lot. Provide proposed contours for review to confirm that there will be adequate drainage.
4. All work in the public right-of-way shall be performed by a City licensed contractor.
5. All damage to the pavement on Veith Avenue, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see this link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm>.
6. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
7. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the

following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

8. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact Pat Anderson, Assistant Zoning Administrator at 266-4569 with questions about the following four (4) items:

9. The final site plan should show designated floodplain area on the site plan. Given the topography of the site, constructing in the floodplain does not appear likely. Please note, any construction within a floodplain shall meet flood proofing protection measures and such design shall comply with requirements of MGO 28.04(20)(b). Remodeling renovation of boathouse may require the structure to be flood-proofed.
10. The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Provide a landscape plan to show landscape elements to be removed and show a detailed plan showing sizes and number of landscape elements to be added to the site. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery. One dead tree within 35' of the waterline to be removed.

NOTE: Within the waterfront setback requirements, tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control, and reduction of the effluents and nutrients from the shoreland.

11. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued (*Fulfilled by applicant*).
12. MGO Section 28.12(12)(e) requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

Please contact Bill Sullivan, Fire Department at 266-4420 with questions about the following item:

13. Note: A residential fire sprinkler system may be installed in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Please now follow the procedures listed below for obtaining your demolition permit and conditional use permit:

1. Please revise your plans per the above and submit **eight (8) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the demolition permit and conditional use permit.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit.

If you have any questions regarding obtaining your demolition permit or conditional use permit, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
 Planner

- cc: Matt Tucker, Zoning Administrator
 Janet Dailey, City Engineering
 Eric Pederson, Engineering Mapping
 George Dreckmann, Recycling Coordinator
 Bill Sullivan, Madison Fire Department

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use permit.

Signature of Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input checked="" type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: